

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

Zoning Item # 268
Page 2

- () Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- (X) Soil percolation tests have been conducted.
The results are valid until April 21, 1986.
Revised plans must be submitted prior to approval of the percolation tests.
- (X) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- (X) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until JAN. 11, 1986.
If is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.

- () All roads and parking areas should be surfaced with a dustless, bonding material.
- () No health hazards are anticipated.
- (X) Others The main house has already been constructed.
The proposed addition will not interfere with the sewage disposal area as indicated on the plot plan.

[Signature]
Ian J. Furze, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

BALTIMORE COUNTY
DEPARTMENT OF PLANNING & LICENSING
TOWSON, MARYLAND 21204
410-3300

June 21, 1983

TO: JAMES M. COLLIER
Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:
Comments on Item #268 Zoning Advisory Committee Meeting June 14, 1983 are as follows:

Property Owner: Arthur H. & Sandy H. Stoller
Location: SW/S Ridge Valley Dr., 212.56' N.W. from centerline of Falling Brook Court
Zoning: R.O. 5
Proposed Variance: to permit a sideyard setback of 32' in lieu of the required 42' (see Case #83-209-A).
Acreage: 1.5, 1.54 sq. ft.
District: 8th

The items checked below are applicable:

- (X) All structures shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 and other applicable Codes.
- (X) A building and other miscellaneous permits shall be required before beginning construction.
- () Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- () Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- () An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line. See Table 1401, line 2, Section 1407 and Table 1402.
- () Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- () A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- () Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 1401.

I. Comments:

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.
If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., 21204.

[Signature]
Charles E. Burnham, Chief
Plans Review

CHS:rrr
FORM 1-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent
Towson, Maryland - 21204

Date: June 13, 1983

Z.A.C. Meeting of: June 14, 1983

RE: Item No: 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no effect on student population.

Very truly yours,
[Signature]
Mr. Nick Petrovich, Assistant
Department of Planning

MNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond,
Zoning Commissioner
TO: _____ Date: July 29, 1983
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Zoning Petition #84-59-A
SUBJECT: Arthur H. Stoller, et ux

There are no comprehensive planning factors requiring comment on this petition.

[Signature]
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JCH:el

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
410-3300

PAUL H. REINCKE
CHIEF

September 15, 1983

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Wick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Arthur H. and Sandy H. Stoller

Location: SW/S Ridge Valley Drive 212.56' N/W from centerline of Falling Brook Court

Item No.: 268 Zoning Agenda: Meeting of June 14, 1983

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comment at this time.

REVIEWER: *[Signature]* 9-14-83
Special Inspection Division
Fire Prevention Bureau

JK/nbl/cm

9/24/83

IN RE: PETITION ZONING VARIANCE
SW/S Ridge Valley Dr.,
212.56' NW of Falling Brook
Ct., 8th District
Arthur H. Stoller, et ux,
Petitioners
OF BALTIMORE COUNTY
Case No. 84-59-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a side yard setback of 32 feet instead of the required 42 feet. The purpose of their request is to enable the Petitioners to expand their garage which opens to the side yard and permit the parking of automobiles therein.

The Petitioners Arthur H. and Sandy H. Stoller appeared and testified on their own behalf. There were no protestants.

Testimony indicated, and was uncontested, that the placement of the garage to the side of the house and its garage doors facing to the side were an integral part of the plans of the home, which is still in the process of being completed by the contractor. This home is a custom built building, as is each of the homes in the neighborhood. In addition, there are no homes in the area which have entrances into their garages from the front. The contractor due to mistakes on his part built the garage smaller than called for by the plans, and consequently the width and depth of the garage were not satisfactory in that an average size car could not be parked in the existing garage. The cars would be too long and the garage doors (there are two distinct doors) could not be closed without striking the cars. The Petitioners testified that it would not be possible at this time to locate the garage doors in the front (which would conflict with the neighborhood) nor re-locate the driveway which

already exists and which leads to the existing entrance to the garage, as is more fully described in the site plan introduced as Petitioners' Exhibit 1. In addition, even if possible to re-locate the driveway and garage entrance, the depth and width would still be inadequate and make it impossible to use the garage for its intended purpose.

The homes in the area are valued at \$200,000 and more, and all custom built. Each of the homes would be adversely affected if the attempt to move the driveway and entrance to the garage occurred. At present the garage is not fit for its intended use, and the Petitioners are requesting a 32 foot setback instead of the current 42 feet. This variance would allow for the Petitioners to extend the garage by 10 feet and provide sufficient space for the parking of cars within and provide some storage space within as well.

This property has had a variance granted previously which allowed a 42 foot side yard setback instead of the then required 50 feet. The variance herein requested would effect only the side yard faced by the garage.

Petitioners seek relief from Section 1404.3B.3 (103.3 & 1400.3.B.3), Baltimore County Zoning Regulations, pursuant to Section 307, ECZB.

It is clear from the testimony that if the variance was to be granted, such use and proposed would not be contrary to the spirit of the regulations, and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance was not to be granted. It has been established that the requirements the Petitioners seek relief from here would unduly restrict

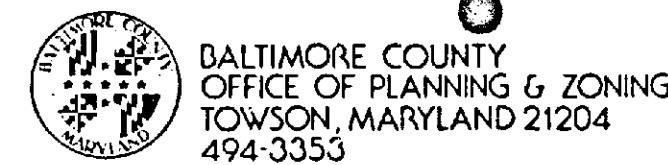
the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons above given, the variance requested should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of August, 1983, that the Petition for Variance to permit a side yard setback of 32 feet instead of the required 42 feet be and is hereby granted, from and after the date of this Order, subject to the following:

1. The Petitioners may apply for their building permit, and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that their proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Arnold Jablon
Zoning Commissioner of Baltimore County



ARNOLD JABLON
ZONING COMMISSIONER

August 11, 1983

Mr. & Mrs. Arthur H. Stoller
4009 Sanlee Road
Randallstown, Maryland 21133

Re: Petition for Variance
SW/S Ridge Valley Dr., 212.56' NW
of Falling Brook Ct.
Case No. 84-59-A

Dear Mr. & Mrs. Stoller:

This is to advise you that \$65.95 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 119476

DATE 8/17/83 ACCOUNT R-01-615-000

AMOUNT \$65.95

RECEIVED FROM Arthur H. Stoller
FOR Advertising & Posting Case #84-59-A

6 053*****65951D 4182A

VALIDATION OR SIGNATURE OF CASHIER

Beginning for the same two courses and distances from the intersection formed by the centerline of Falling Brook Court with the centerline of Ridge Valley Drive (1) North 38 degrees 54 minutes 46 seconds West 212.56 feet along the centerline of the said Ridge Valley Drive (2) South 51 degrees 05 minutes 14 seconds West 25.00 feet thence South 51 degrees 05 minutes 14 seconds West 301.86 feet thence North 38 degrees 54 minutes 46 seconds West 150.00 feet thence North 51 degrees 05 minutes 14 seconds East 306.36 feet thence by a curve to the left having a radius of 400 feet for an arc length of 59.22 feet thence South 38 degrees 54 minutes 46 seconds East 91.00 feet to the place of beginning. Containing 45454 square feet more or less.

Being all of lot 9, Section 3, Green Valley North in Liber 40 folio 60.

*Revised
7-21-83
268*

PETITION FOR VARIANCE

8th Election District

ZONING: Petition for Variance
LOCATION: Southwest side of Ridge Valley Drive, 212.56 ft. Northwest of Falling Brook Court
DATE & TIME: Wednesday, August 24, 1983 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to allow a 32 ft. side yard setback instead of the required 42 ft.

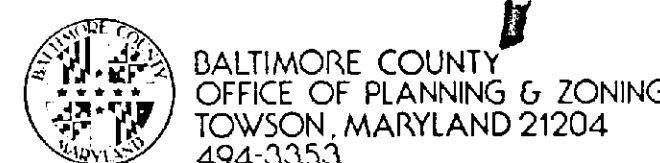
The Zoning Regulation to be excepted as follows:
Section 1A04.3B.3 (103.3 & 1A00.3B.3) - side yard setback in an R.C. 5 zone

All that parcel of land in the Eighth District of Baltimore County

Being the property of Arthur H. Stoller, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, August 24, 1983 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



ARNOLD JABLON
ZONING COMMISSIONER

August 25, 1983

Mr. and Mrs. Arthur H. Stoller
4009 Sanlee Road
Randallstown, Maryland 21133

RE: Petition for Variance
SW/S of Ridge Valley Dr., 212.56'
NW of Falling Brook Ct. - 8th
Election District
Arthur H. Stoller, et ux - Petitioners
NO. 84-59-A (Item No. 268)

Dear Mr. and Mrs. Stoller:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

July 27, 1983

Mr. & Mrs. Arthur H. Stoller
4009 Sanlee Road
Randallstown, Maryland 21133

NOTICE OF HEARING

Re: Petition for Variance
SW/S of Ridge Valley Drive, 212.56 ft.
NW of Falling Brook Court
Case No. 84-59-A

TIME: 10:30 A.M.

DATE: Wednesday, August 24, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 117970

DATE 8/16/83 ACCOUNT R-01-615-212

AMOUNT 35.00

RECEIVED FROM Arthur H. Stoller
FOR Filing Fee for Item 268 Stoller

6 040*****35001D 2062A

VALIDATION OR SIGNATURE OF CASHIER

Mr. & Mrs. Arthur H. Stoller
4009 Sanlee Road
Randallstown, Md. 21133

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 14th day of June, 1983.

Petitioner Arthur H. Stoller, et ux
Petitioner's Attorney Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 8th
Posted for: Variance
Petitioner: Arthur H. Stoller et ux
Location of property: SW/S of Ridge Valley Dr. 212.56' NW of Falling Brook Court
Location of Sign: SW corner of Ridge Valley Drive approx. 212' NW of Falling Brook Court
Remarks: Being all of lot 9, Section 3, Green Valley North in Liber 40 folio 60
Posted by: [Signature]
Number of Signs: 1

Date of Posting August 5, 1983

Date of return August 17, 1983

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., August 19, 1983
P.O. No. 46769
THIS IS TO CERTIFY that the annexed Pet. for Variance was published for one (1) day previous to the 4th day of August, 1983, in the
☐ Carroll County Times, a daily newspaper published in Westminster, Carroll County, Maryland.
☐ South Carroll Herald, a weekly newspaper published in Eldersburg, Carroll County, Maryland.
☒ Community Times, a weekly newspaper published in Reisterstown, Baltimore County, Maryland.

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.
Per [Signature]

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 4, 1983
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on each of the 4th day of August, 1983, before the 24th day of August, 1983, the 1st publication appearing on the 4th day of August, 1983.

THE JEFFERSONIAN
[Signature]
Manager

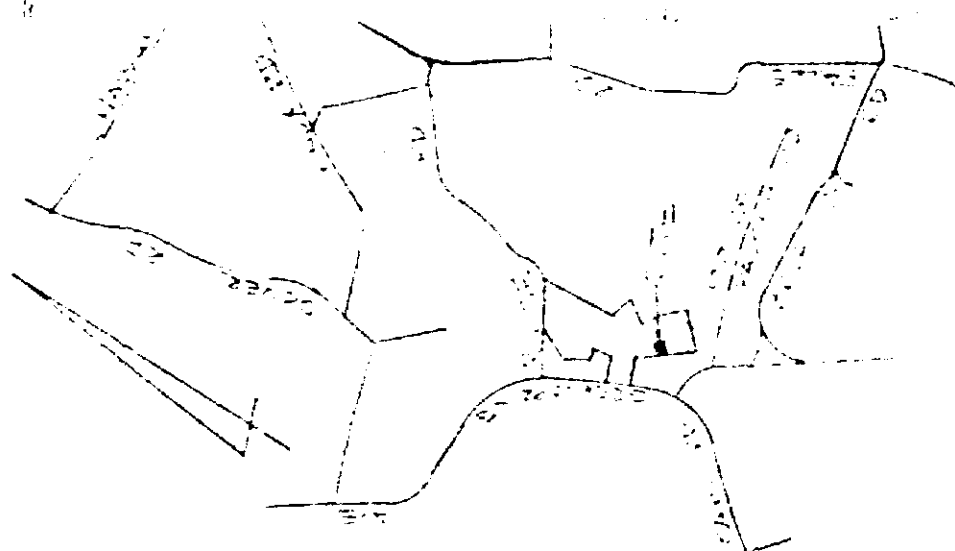
Cost of Advertisement, \$ 24.50

PETITION FOR VARIANCE
Re: Petition for Variance
LOCATION: Southwest side of Ridge Valley Drive, 212.56' NW of Falling Brook Court
DATE & TIME: Wednesday, August 24, 1983 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
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Petition for Variance to allow a 32 ft. side yard setback instead of the required 42 ft.
The Zoning Regulation to be excepted as follows:
Section 1A04.3B.3 (103.3 & 1A00.3B.3) - side yard setback in an R.C. 5 zone
All that parcel of land in the Eighth District of Baltimore County
Beginning for the same two courses and distances from the intersection formed by the centerline of Falling Brook Court with the centerline of Ridge Valley Drive (1) North 38 degrees 54 minutes 46 seconds West 212.56 feet along the centerline of the said Ridge Valley Drive (2) South 51 degrees 05 minutes 14 seconds West 25.00 feet thence South 51 degrees 05 minutes 14 seconds West 301.86 feet thence North 38 degrees 54 minutes 46 seconds West 150.00 feet thence North 51 degrees 05 minutes 14 seconds East 306.36 feet thence by a curve to the left having a radius of 400 feet for an arc length of 59.22 feet thence South 38 degrees 54 minutes 46 seconds East 91.00 feet to the place of beginning. Containing 45454 square feet more or less.
Being all of lot 9, Section 3, Green Valley North in Liber 40 folio 60
Being the property of Arthur H. Stoller, et ux, as shown on plat plan filed with the Zoning Department.
Hearing Date: Wednesday, August 24, 1983 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
By Order of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County

3



MAP: 22
NW 14-C
SECTION 4
EQUAD: 8
C.T.: 6/17
TIME
BY: 4/10
FINAL: 2
BY: 2



五、六、七、八、九、十、十一、十二、十三、十四、十五、十六、十七、十八、十九、二十、二十一、二十二、二十三、二十四、二十五、二十六、二十七、二十八、二十九、三十、三十一、三十二、三十三、三十四、三十五、三十六、三十七、三十八、三十九、四十、四十一、四十二、四十三、四十四、四十五、四十六、四十七、四十八、四十九、五十、五十一、五十二、五十三、五十四、五十五、五十六、五十七、五十八、五十九、六十、六十一、六十二、六十三、六十四、六十五、六十六、六十七、六十八、六十九、七十、七十一、七十二、七十三、七十四、七十五、七十六、七十七、七十八、七十九、八十、八十一、八十二、八十三、八十四、八十五、八十六、八十七、八十八、八十九、九十、九十一、九十二、九十三、九十四、九十五、九十六、九十七、九十八、九十九、一百。

Plot Plan

10

N 38° 54' 46" W 212.56
to Q of Falling Brook

Item #1268

Plot for Zoning Variance Zoned R.C
PROPERTY OF

MR. & MRS. ARTHUR STOLER
"GREEN VALLEY NORTH"
(11910 RIDGE VALLEY DRIVE)
8TH ELECT. DIST., BALTO. COUNTY, MD.
E.H.K. JR. 40 FOLIO 60

4/2/83 • 4

